Communication from Public

Name: Simon Ha
Date Submitted: 04/23/2026 04:56 PM
Council File No: 26-0088
Comments for Public Posting: Dear Members of the Ad Hoc Committee, I am writing in SUPPORT of the motion to amend Measure ULA. Many housing advocates and practitioners have already spoken to the broader impacts of ULA on housing production. I want to highlight a specific issue that illustrates an unintended consequence of the current law. I serve as a board member of the Downtown Women's Center, a nonprofit organization that develops and operates permanent supportive housing. Due to technicalities in the law, Rosa’s Place, a publicly funded permanent supportive housing project, was required to pay $292,143 in ULA transfer taxes, or approximately $3,011 per unit, when the property was transferred from the City of Los Angeles at the closing of the construction loan. This does not make sense. Taxing a taxpayer-funded affordable housing project only increases the cost of delivering that housing, reducing overall efficiency and impact. At a minimum, deed-restricted affordable housing should be exempt from ULA. More broadly, exemptions should be structured to incentivize the continuation and preservation of affordable covenants when they expire. I support the intent behind ULA and the need to fund affordable housing and homelessness solutions. This example shows why technical fixes are necessary to ensure the policy aligns with its goals. Thank you for your consideration.

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April 23, 2026

RE: Council File 26-0088

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Respectfully submitted,

Simon Ha, AIA
SH Housing Solutions